

064.0

0003

0004.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
729,800 / 729,800
729,800 / 729,800
729,800 / 729,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
133		MYSTIC ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PATEL PRAFUL V	
Owner 2:	
Owner 3:	

Street 1: 133 MYSTIC STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: NORING MARGARET A -
Owner 2: -
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .093 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Asbestos Exterior and 1914 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
104 Two Family 4050 Sq. Ft. Site 0 70. 1.20 11 Med. Tr -10 341,146 341,100

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	4050.000	388,700		341,100	729,800	
Total Card	0.093	388,700		341,100	729,800	Entered Lot Size
Total Parcel	0.093	388,700		341,100	729,800	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	381.30	/Parcel: 381.30	Land Unit Type:

User Acct
41314
GIS Ref
GIS Ref
Insp Date
06/15/09



USER DEFINED

Prior Id # 1: 41314
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	388,700	0	4,050.	341,100	729,800		Year end	12/23/2021
2021	104	FV	370,700	0	4,050.	341,100	711,800		Year End Roll	12/10/2020
2020	104	FV	370,900	0	4,050.	341,100	712,000	712,000	Year End Roll	12/18/2019
2019	104	FV	289,200	0	4,050.	341,100	630,300	630,300	Year End Roll	1/3/2019
2018	104	FV	289,200	0	4,050.	229,100	518,300	518,300	Year End Roll	12/20/2017
2017	104	FV	270,700	0	4,050.	219,300	490,000	490,000	Year End Roll	1/3/2017
2016	104	FV	270,700	0	4,050.	199,800	470,500	470,500	Year End	1/4/2016
2015	104	FV	240,400	0	4,050.	160,800	401,200	401,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13216-381		6/1/1977		35,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2007	1069	New Wind	19,000			G9	GR FY09	32 VINYL REPL
5/27/1997	278	Manual	6,000					ROOF/GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
6/15/2009	Measured	189	PATRIOT
4/13/2000	Inspected	276	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	263	PATRIOT
8/1/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 13 - Multi-Garden	2	Rating: Fair																				
Sty Ht: 2A - 2 Sty +Attic		A Bath:	Rating:																			
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:																			
Foundation: 3 - BrickorStone		A 3QBth:	Rating:																			
Frame: 1 - Wood		1/2 Bath:	Rating:																			
Prime Wall: 5 - Asbestos		A HBth:	Rating:																			
Sec Wall:	%	OthrFix:	Rating:																			
Roof Struct: 2 - Hip		OTHER FEATURES				RESIDENTIAL GRID																
Roof Cover: 1 - Asphalt Shgl		Kits: 2	Rating: Fair			1st Res Grid	Desc: Line 1	# Units	2													
Color: BEIGE		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O															
View / Desir:		Frl:	Rating:			Other																
GENERAL INFORMATION				WSFlue:	Rating:	Upper																
Grade: C - Average						Lvl 2																
Year Blt: 1900	Eff Yr Blt:	Location:			Lvl 1																	
Alt LUC:	Alt %:	Total Units:			Lower																	
Jurisdct:	Fact: .	Floor:																				
Const Mod:		% Own:																				
Lump Sum Adj:		Name:																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD	AV - Average	31. %		Phys Cond:		No Unit	RMS	BRS	FL													
Prim Int Wal 2 - Plaster				Functional:		2	4	2														
Sec Int Wall:	%			Economic:																		
Partition: T - Typical				Special:																		
Prim Floors: 3 - Hardwood				Override:																		
Sec Floors:	%	Total:	31 %																			
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL								
Subfloor:		Basic \$ / SQ:	180.00	Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
Bsmnt Gar:		Size Adj.: 1.19858932										SFL	Second Floor	964	204.920	197,541						
Electric: 3 - Typical		Const Adj.: 0.94981003										BMT	Basement	950	61.480	58,402						
Insulation: 2 - Typical		Adj \$ / SQ: 204.918										FFL	First Floor	950	204.920	194,672						
Int vs Ext: S		Other Features: 88500										UAT	Upper Attic	238	81.970	19,467						
Heat Fuel: 1 - Oil		Grade Factor: 1.00										WDK	Deck	168	11.350	1,907						
Heat Type: 5 - Steam		NBHD Inf: 1.00000000										OPP	Open Porch	84	34.330	2,884						
# Heat Sys: 2		NBHD Mod:						WtAv\$/SQ:	AvRate:	Ind.Val												
% Heated: 100	% AC:	LUC Factor: 1.00																				
Solar HW: NO	Central Vac: NO	Adj Total: 563372			Juris. Factor:		Before Depr:	204.92														
% Com Wal	% Sprinkled	Depreciation: 174645			Special Features: 0		Val/Su Net:	115.89														
		Depreciated Total: 388727			Final Total: 388700		Val/Su SzAd:	203.08														
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:					PARCEL ID 064.0-0003-0004.A				IMAGE					
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N				Total Yard Items:				Total Special Features:				Total:										